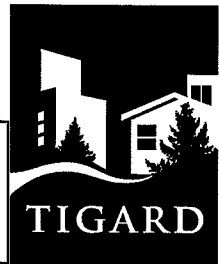


Agenda Item No. 3.1
For Agenda of Dec. 19, 2006



Tigard City Council Meeting Minutes

Date: November 21, 2006
Time: 6:30 p.m.
Place: Tigard City Hall, 13125 SW Hall Boulevard, Tigard, Oregon
Attending: Mayor Craig Dirksen Presiding
Councilor Sydney Sherwood
Councilor Nick Wilson
Councilor Tom Woodruff
Councilor Sally Harding

Agenda Item	Discussion & Comments	Action Items (follow up)
Workshop Meeting	<p>1.1 Mayor Dirksen called the City Council to Order at 6:34 p.m.</p> <p>1.2 Council Present: Mayor Dirksen, Councilors Harding, Sherwood, Wilson, and Woodruff.</p> <p>1.3 Pledge of Allegiance</p> <p>1.4 Council Communications & Liaison Reports There were none.</p> <p>1.5 Call to Council and Staff for Non-Agenda Items City Manager Prosser noted that these items will be discussed under Agenda Item 6 – Non-Agenda Items.</p>	
2. Review Proposed Goal 5 Habitat-Friendly Development Provisions	<p>Community Development Director Coffee introduced this item. Associate Planner Igarta briefed the Council on proposed code amendments that will be considered at the December 12, 2006 Council meeting.</p> <p>Councilor Harding complimented City planning staff, noting that at the September Goal 5 Regional meeting, Tigard was mentioned as being on target and ahead of other cities in the region on implementing habitat-friendly development code provisions.</p>	The public hearing is scheduled for the December 12, 2006 Council meeting.

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	<p>Planner Igarta reviewed the process. He said the proposed amendments result from Metro assuming responsibility for regional resources under statewide Goal 5 and adopting Title 13 (Nature in Neighborhoods) as part of the Urban Growth Management Functional Plan. This plan was acknowledged in October, 2006 by the State Land Conservation and Development Commission (LCDC). Following LCDC acknowledgement, local jurisdictions within Metro must apply Metro requirements rather than the requirements of Statewide Goal 5.</p> <p>Associate Planner Igarta said these code amendments encourage the use of habitat-friendly development methods through implementation of the Tualatin Basin Fish & Wildlife Habitat Program.</p> <p>City staff determined that many of the provisions are already being met by Tigard's current code. Staff brought code amendment recommendations to a public hearing at the Planning Commission's October 16, 2006 meeting.</p> <p>Associate Planner Igarta reviewed the public hearing recommendations. He displayed a map showing significant habitat areas in the region. Code amendments include adopting this inventory to Volume 1 of Tigard's Comprehensive Plan and adopting habitat-friendly development provisions in the Development Code.</p> <p>There were questions from the Council regarding the accuracy of the map and how changes to it would be indicated. In response to a question from Councilor Wilson about the fluidity of the map, Associate Planner Igarta said it was, "a general location map and the City would need to maintain it."</p> <p>Councilor Wilson urged that easements not be put on private lots as this can create problems. He said developers will do that so they can get the number of lots they want, but this causes problems with homeowners. He also said that language such as "strictly limit" or "lightly limit" was vague and</p>	

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	<p>confusing. He suggested that, for example, “high quality,” would be a better way to indicate quality of habitat.</p> <p>Mayor Dirksen noted that the word, “must” was used in Section 6, and asked why it was used if compliance was voluntary. Planning Commission Member Buehner said the Planning Commission tried to remove such language but may have missed some. Community Development Director Coffee said they would look into the language used.</p> <p>Associate Planner Igarta said the Planning Commission voted to recommend that Council approve the provisions with the following minor modifications.</p> <ul style="list-style-type: none"> •The Tualatin Basin Partners recommended that all development be transferred from habitat areas to remaining buildable areas on a site. The Planning Commission was concerned about the potential for incompatible development in neighborhoods. <p>The Planning Commission felt it was important that appropriate design standards and a review process be determined to ensure that proposed density transfers will be compatible with the surrounding neighborhoods.</p> <p>Councilor Woodruff asked about density and why it would be in Tigard’s best interest to allow more.</p> <p>Mayor Dirksen asked why we would transfer density from a wetland where you can’t build anyway to another area.</p> <ul style="list-style-type: none"> •Another issue was that the report recommended all projects within the CleanWater Services Healthy Streams Plan be permitted outright without requiring a Sensitive Lands Review. <p>Associate Planner Igarta said that public testimony expressed concern about losing that formal local process for public input. The Planning Commission recommended this exemption be removed from the proposed code amendments.</p>	

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	<p>Community Development Director Coffee noted that Mr. Igarta was taking another job with City of Portland. He acknowledged Mr. Igarta's work, not only on the code amendments, but on the Streetscape Plan and the downtown process.</p>	
<p>3. Memorandum Between Washington County, its Jurisdictions and Service Districts, to Not Extend Services to Development Outside the Urban Growth Boundary that is the Result of Measure 37 Claims</p>	<p>Long Range Planning Manager Bunch discussed a Memorandum of Understanding between Washington County, its Jurisdictions and Service Districts, to Not Extend Services to Development Outside the Urban Growth Boundary that Result from Measure 37 Claims.</p> <p>He said some cities have already signed the agreement but after a review of Washington County's legislative agenda, staff recommends a "go slow" approach. Concerns identified are:</p> <ul style="list-style-type: none"> ●Oregon Statutes, Oregon Administrative Rules and Metro's own functional plan already prohibit the provision of services outside the urban growth boundary. Why is this signed agreement necessary? ●The MOU references County policies but the policies are not delineated. What if policies change? ●It doesn't address exception land, which is where a lot of development occurs. ●In the service district listing, only two of five water districts are listed. ●Washington County says it will coordinate with Metro's New Look, but we don't know at this point in time what that New Look process will be. ●Rural lands are mentioned but not described, and they are mentioned along with resource lands. But exception lands are not mentioned. <p>Councilor Woodruff suggested meeting with County Commissioners to find out what their plan is for the future and look for ways we can work together on this.</p> <p>City Manager Prosser said discussions have been held with the city managers group who suggested the next step should be getting the mayors together, who could then meet with the County Commission.</p>	<p>Council consensus was to look at this agreement more carefully and delay signing it until the concerns are addressed.</p>

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	<p>Community Development Director Coffee said the MOU wording left openings for the county to change their plan and try to get services outside of the Urban Growth Boundary. He stated we need to hear more about this. He said, however, since Tigard was not likely to be outside or contiguous to the Urban Growth Boundary, it may not even affect the City.</p> <p>Long Range Planning Manager Bunch said Washington County agreed that there is no urgency to sign this agreement and the City could take time to evaluate this and bring it back to Council after some clarification occurs.</p>	
4. Fanno Creek Park Master Plan Request for Proposals	<p>Senior Planner Nachbar presented a PowerPoint summary on the Fanno Creek Park Master Plan Request for Proposals. A copy of the PowerPoint presentation is in the City Recorder's office. He noted that Fanno Creek Park is a very visible and important part of the downtown plan. It is a 21.8 acre linear park located along the southwestern edge of Tigard's downtown from Hall Boulevard on the east to Main Street on the West. There is the potential to expand the park including two adjoining floodplain properties. Expansion of the park supports the goal of restoring the natural watershed and provides space for a multi-use public plaza.</p> <p>Senior Planner Nachbar asked Council for their review and comments on the RFP and public process. The deadline to receive proposals is January 5, 2007. Senior Planner Nachbar discussed the program phases and schedule. This RFP covers Phases 1 and 2, which are budgeted. The Master Plan should meet long term community needs, providing a community gathering space and the "heart" of the downtown area; which builds upon the Tigard Downtown Improvement Plan. The potential urban creek corridor will also be studied for feasibility in the next few months.</p> <p>Design challenges:</p> <ul style="list-style-type: none"> ●Native habitat needs restoration. ●Lacking in definable spaces and limited viewpoints 	Council recommended including one citizen member from the Park and Recreation Advisory Board and one from the City Center Advisory Commission on the RFP Selection Committee.

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	<ul style="list-style-type: none"> ●Ecologically fragmented with invasive and non-native species ●Poorly defined riparian areas ●Access ●Need a gateway to Main Street ●Design guidelines for new development surrounding the public plaza <p>Senior Planner Nachbar said Kendra Smith from CleanWater Services would be on the selection panel since CWS is a strong participant in the project. He said CWS will be providing assistance to purchase floodplain property as well as providing a topographic survey and a creek hydrology study. CWS will come up with specific suggestions for changes to the creek to upgrade its condition. CWS will also be completing a lot of the restoration work.</p> <p>Councilor Wilson expressed concerns about keeping the park accessible to people. While it may be in the best interests of the creek to plant trees all along the riparian area, people need to be able to get close to the creek in places.</p> <p>Mayor Dirksen asked about having an Interwoven-mental Agreement with CWS so their role is clearly stated. Senior Planner Nachbar said CWS would provide input, but staff would be making the decisions. Senior Planner Nachbar agreed that an IGA is a good idea.</p> <p>Mayor Dirksen mentioned a creek that Lake Oswego recently restored and suggested a tour, along with CWS, to see what they did.</p> <p>Councilor Woodruff said he would like to see the Tigard Farmers' Market move to the downtown public plaza when it is completed.</p>	
	<p>Council recessed at 8:05 p.m. and reconvened at 8:14 p.m.</p>	

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5. Update on Entry Signs	<p>Public Works Director Koellermeier introduced consultants Kurt Lango and Andrea Saven from the Lango-Hansen firm.</p> <p>Mr. Lango said they worked with preliminary concepts provided by the City and developed some sign design ideas that would be easy to reproduce and maintain. The monuments are designed to have seasonal colored annual plantings in front.</p> <p>Ms. Saven noted that that site suggestions were narrowed down from eight to three. They recommend not going with the Highway 99 (at northern city limits) site yet because of several challenges including the many competing signs, private property, and lack of visual clearance.</p> <p>Council agreed though, that this is their priority site and encouraged continued research into making this location work.</p> <p>Ms. Saven said the Barrows Road/Walnut Street location does not have as much traffic going by as Highway 99 does, but it has other advantages. The sign can be in the right-of-way. The site is a nice green, open spot, and lots of building is going on in that area. It would help define the Beaverton/Tigard boundary.</p> <p>Highway 99, south of Durham Road is advantageous because of high traffic and the monument could be located in the ODOT right-of-way. It could be at the development where Albertson's is on the right, or in the ODOT median.</p> <p>Mr. Lango discussed sign materials. Consultants designed a pre-cast concrete cap and base, basalt colored natural stone (or brown/rust colored stone) and seasonal plantings in front, with uplighting. The consultants recommend painted wood grouted signs, with a dark background and lighter lettering.</p> <p>Councilor Wilson suggested cut metal signs and after discussion, Council asked them to bring back pictures of other signs, such as Wilsonville's new metal sign, for their consideration.</p> <p>Councilor Sherwood suggested having the words,</p>	<p>Public Works Director Koellermeier said the consultants will attend a future meeting for continued discussion on signage material choice.</p>


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	<p>“Thank you for visiting Tigard” on the back of the sign if it is visible.</p> <p>Council consensus:</p> <ul style="list-style-type: none"> ●Preferred the consultant’s main suggestion ●All signs should be the same. ●Take out planting at end of monument (in column). ●Like the logo inset on the column ●Columns with logos could also be used at park entrances ●Natural stone (not cast) should be used. ●Plants in front of the sign are fine, but not as part of the sign (too hard to maintain). ●Plant conifers or shrubs behind sign. ●Want to see pictures of signs in materials other than wood 	
6. Non-Agenda Items	<p>The following non-agenda items were discussed:</p> <ul style="list-style-type: none"> ● Councilor Sherwood will attend the Governor’s Council on Alcohol and Drug Abuse visit to Washington County on November 28, 2006. ● City Manager Prosser verified the emergency telephone notification protocol for Council members. ● City Recorder Wheatley will attend the Goal Setting meeting and it was preferred by Council to start with lunch. ● Council biographies need to be updated. Please give current information to Executive Assistant Bengston as soon as possible. ●Councilor Harding noted that this time of year is not the best for advertising “opting in” to receive the Cityscape. She said there are too many distractions due to the upcoming holidays and people may not read it. ● The City Attorney review is scheduled for the December 12, 2006 study session. Mayor Dirksen recommended getting a legal activity summary from 	

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	<p>the City Attorney for Council to review. He said Council could make a statement as to how they felt Legal Counsel is doing or an in-depth review could be done if desired. Councilor Wilson suggested getting a cost accounting for the past year as well.</p> <ul style="list-style-type: none"> ● City Manager Prosser noted that Assistant City Manager Newton would be attending the CCI meeting on November 30 and said the County was proposing a CPO fund. This would be money individual CPO's could apply for to pay for projects. ● A tentative meeting with the School Board is scheduled for Monday, January 29, 2007. Mayor Dirksen and Councilors Sherwood and Harding indicated they could attend. The School Board is hosting. ● There is a Fifth Tuesday meeting scheduled for January 30, 2007, in the Library Community Room. ● Councilor Sherwood suggested that City Manager Prosser set up a meeting with Washington County regarding urbanization and provision of services. ● Mayor Dirksen mentioned that he was asked to testify at the Governor's Task Force on Land Use Planning – the Big Look, on the issues of annexation and governance in unincorporated areas. ● Mayor Dirksen recommended that Council have island annexation discussions and document the direction Tigard will take. City Manager Prosser suggested scheduling this discussion for a business meeting and having what ever strategy is developed formalized by a resolution. ● Councilor Wilson said he has been the liaison to the Westside Economic Alliance for the last few years. He said all the other cities are represented by their mayors. He asked the Council members if they agreed to have Mayor Dirksen represent Tigard, and they concurred. 	

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	<ul style="list-style-type: none">●Councilor Woodruff asked City Manager Prosser to provide a list of all Council liaison committees and time commitments involved. With a new Council member coming in he said it was a good time to review this. City Manager Prosser said staff has been working on this and he distributed a draft spreadsheet for Council review.●City Manager Prosser said results of the Gas Tax Town Hall meetings will be discussed during the December 12 study session. A public hearing is scheduled for December 19, 2006, if Council decides to go ahead with this.											
7. Executive Session	Not held											
8. Adjournment	The meeting was adjourned at 9:15 p.m.	<p>Motion by Councilor Woodruff, seconded by Councilor Sherwood, to adjourn the meeting.</p> <p>The motion was approved by a unanimous vote of Council present.</p> <table><tr><td>Mayor Dirksen</td><td>Yes</td></tr><tr><td>Councilor Harding</td><td>Yes</td></tr><tr><td>Councilor Sherwood</td><td>Yes</td></tr><tr><td>Councilor Wilson</td><td>Yes</td></tr><tr><td>Councilor Woodruff</td><td>Yes</td></tr></table>	Mayor Dirksen	Yes	Councilor Harding	Yes	Councilor Sherwood	Yes	Councilor Wilson	Yes	Councilor Woodruff	Yes
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 Carol A. Krager, Deputy City Recorder

Attest:


 Mayor, City of Tigard

Date: 12.19.06

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